

HOUSTON, HARRIS COUNTY, TEXAS
VICINITY MAP
NOT-TO-SCALE

GENERAL NOTES

- SURVEYOR DID NOT ABSTRACT SUBJECT PROPERTY. THIS SURVEY WAS PREPARED WITH INFORMATION CONTAINED IN TITLE COMMITMENT OF NO. NCS-487596-HOU1 OF FIRST AMERICAN TITLE INSURANCE COMPANY, EFFECTIVE DATE OF JULY 17, 2011, ISSUED DATE OF AUGUST 01, 2011.
- BEARINGS WERE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983, SCALE FACTOR 0.99984529.
- ACCORDING TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) FOR HARRIS COUNTY, TEXAS, MAP NO. 48201C0690L REVISED/DATED JUNE 18, 2007, THE SUBJECT TRACT APPEARS TO LIE WITHIN UNSHADED ZONE "X". THIS DETERMINATION WAS DONE BY GRAPHIC PLOTTING AND IS APPROXIMATE ONLY, AND HAS NOT BEEN FIELD VERIFIED. THIS FLOOD STATEMENT DOES NOT IMPLY THAT THE PROPERTY OR STRUCTURES THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS FLOODS CAN AND WILL OCCUR AND FLOOD HEIGHTS MAY BE INCREASED BY MAN-MADE OR NATURAL CAUSES. THIS FLOOD STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF WINDROSE LAND SERVICES, INC.
- DEVELOPMENT OF THIS TRACT IS SUBJECT TO REQUIREMENTS PER CITY OF HOUSTON ORDINANCE NO. 1999-262 WHICH STIPULATES PLATTING AND SETBACK CONSTRAINTS. PROPOSED USAGE OF THIS TRACT WILL DETERMINE ACTUAL BUILDING SETBACK LINE(S) ALONG ANY ADJOINING STREETS. REFER TO CITY OF HOUSTON BUILDING CODES TO ESTABLISH MINIMUM PUBLISHED SETBACK REQUIREMENTS. ULTIMATELY THE CITY OF HOUSTON PLANNING COMMISSION WILL DETERMINE REQUIRED SETBACKS UPON REVIEW OF PLANS OR PLATS SUBMITTED TO SAID COMMISSION. THIS TRACT MAY REQUIRE PLATTING AS A CONDITION FOR RECEIVING BUILDING PERMITS.
- READILY VISIBLE IMPROVEMENTS AND UTILITIES WERE LOCATED WITH THIS SURVEY, NO SUBSURFACE PROBING, EXCAVATION OR EXPLORATION WAS PERFORMED BY WINDROSE LAND SERVICES, INC.
- ENVIRONMENTAL AND DRAINAGE ISSUES ARE BEYOND THE SCOPE OF THIS SURVEY.
- THE SQUARE FOOTAGE TOTALS SHOWN HEREON ARE BASED ON THE MATHEMATICAL CLOSURE OF THE COURSES AND DISTANCES REFLECTED ON THE SURVEY. IT DOES NOT INCLUDE THE TOLERANCES THAT MAY BE PRESENT DUE TO THE POSITIONAL ACCURACY OF THE BOUNDARY MONUMENTATION.
- FENCE TIES SHOWN HEREON ARE FROM APPROXIMATE CENTER & ARE SUBJECT TO CHANGE DUE TO ENVIRONMENTAL CONDITIONS, WARPING, LEANING, CHANGES FROM RECONSTRUCTION, ETC. FENCES MAY MEANDER BETWEEN MEASURED LOCATIONS.
- THIS SURVEY IS ACCOMPANIED BY A SEPARATE METES AND BOUNDS DESCRIPTION, SHEET 2 OF 2.

FLOOD INFORMATION



FIRM FLOOD INSURANCE RATE MAP HARRIS COUNTY, TEXAS AND INCORPORATED AREAS

PANEL 600 OF 1150

(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

CONTAINS: HARRIS COUNTY, TEXAS
COMMUNITY: HOUSTON, CITY OF
NUMBER: 48201C0690L
SHEET: 1

Map to User: The flood information shown should be used when planning map-making. The Community Element shown above should be used as insurance information for the subject community.



MAP NUMBER
48201C0690L
MAP REVISED:
JUNE 18, 2007

LEGEND

* SOME OF THESE ELEMENTS MAY NOT BE USED ON THIS SURVEY			
BO - BOLLARD	TL - TRAFFIC LIGHT POLE	Q - SIGN	WTR - WATER
HC - HANDICAP	DP - DROP POLE	PLM - PIPELINE MARKER	FND - FOUND
GM - GAS METER	PP - POWER POLE	UCS - UNDERGROUND CABLE SIGN	H.C.C.F. - HARRIS COUNTY CLERK FILE
GV - GAS VALVE	MP - METER POLE	MW - MONITORING WELL	H.C.D.R. - HARRIS COUNTY DEED RECORDS
FH - FIRE HYDRANT	SP - SERVICE POLE	JWB - TRAFFIC JUNCTION BOX	H.C.M.R. - HARRIS COUNTY MAP RECORDS
WM - WATER METER	GA - GUY ANCHOR	BC - BACK OF CURB	IP - IRON PIPE
WV - WATER VALVE	PO - OVERHEAD POWER LINE	G - GUTTER	IR - IRON ROD
CV - IRRIGATION CONTROL VALVE	BF - BARBED WIRE FENCE	TO - TOP OF GRATE	ND - NUMBER
GI - GRATE INLET	WIF - WROUGHT IRON FENCE	FL - FLOW LINE	PG - PAGE
GI - GRATE INLET	WF - WOOD FENCE	HB - HIGHBANK	R.O.W. - RIGHT-OF-WAY
MH - MANHOLE	CF - CHAINLINK FENCE	SAN.SWR. - SANITARY SEWER	SQ. FT. - SQUARE FEET
GT - GREASE TRAP MANHOLE	OU - OVERHEAD UTILITY LINE	STM.SWR. - STORM SEWER	VOL. - VOLUME
CO - CLEANOUT	EX - EXISTING	OMP - CORRUGATED METAL PIPE	F.C. - FILM CODE
TP - TELEPHONE PEDESTAL	PL - PER PLANS	RCP - REINFORCED CONCRETE PIPE	TO - TOP OF CURB
EB - ELECTRIC BOX	APPROX. - APPROXIMATE	TEL - TELEPHONE	IR - 5/8" IRON ROD W/PLASTIC CAP
LP - LIGHT POLE	HB - HIGHBANK	SWT - SOUTHWESTERN BELL TELEPHONE CO.	STAMPED "WINDROSE LAND SERVICES"
			- TREE/SHRUB

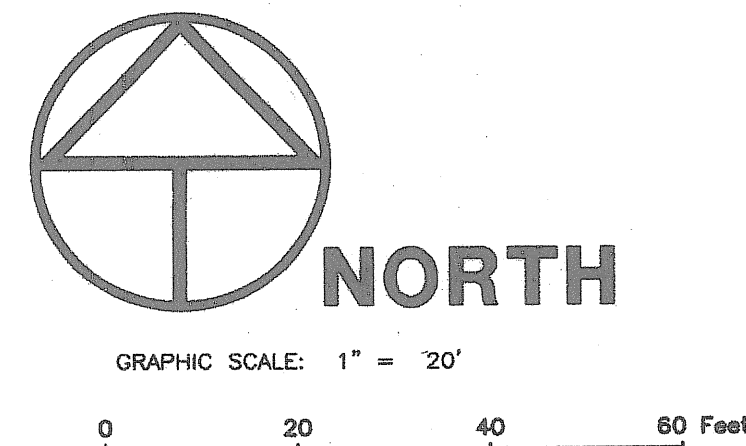
REVISIONS

DATE	REASON	BY
08/24/11	REVISED KEYMAP	GA

Windrose Land Services, Inc.
3200 Wilcrest, Suite 325
Houston, Texas 77042
Phone (713) 458-2282 Fax (713) 461-1151
Professional Development Consultants
Land Surveying, Platting, Project Management, GIS Services

LAND TITLE SURVEY OF
0.3444 ACRE OR 15,000 SQ. FT.
SITUATED IN THE JOHN AUSTIN SURVEY
ABSTRACT NO. 1
HARRIS COUNTY, TEXAS

FILED BY: MO/JL CHECKED BY: MJK JOB NO. 47739WC
DRAWN BY: SMH FIELD DATE: 05-12-11 SHEET NO. 1 OF 2



DESCRIPTION

A TRACT OR PARCEL CONTAINING 0.3444 ACRES OR 15,000 SQUARE FEET OF LAND, SITUATED IN THE JOHN AUSTIN SURVEY, ABSTRACT NO. 1, HARRIS COUNTY, TEXAS, AND BEING ALL OF A CALLED LOTS 1, 2, AND THE NORTHERLY 20' OF LOT 3, CONVEYED TO CHILD CARE COUNCIL OF GREATER HOUSTON, INC., AS RECORDED UNDER HARRIS COUNTY CLERK'S FILE NUMBER (H.C.C.F. NO. 5123832), AND ALL OF A CALLED SOUTH 37.5 FEET OF LOT 3, CONVEYED TO CHILD CARE COUNCIL OF GREATER HOUSTON, INC., AS RECORDED UNDER H.C.C.F. NO. 5123832, SAME BEING ALL OF LOTS 1, 2, AND 3, BLOCK 15, OF A.C. ALLEN ADDITION, A PLAT RECORDED UNDER VOLUME 1, PAGE 56, OF THE HARRIS COUNTY MAP RECORDS (H.C.M.R.), AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS WITH ALL BEARINGS BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 1983, SCALE FACTOR OF 0.99984529:

BEGINNING AT A 5/8" IRON ROD FOUND (GRID COORDINATES X:312421.96, Y:13647236.64), AT THE INTERSECTION OF FULTON STREET (80 FOOT RIGHT-OF-WAY), AS RECORDED UNDER VOL. 1, PG. 56, H.C.M.R. AND BROOKS STREET, FORMERLY KNOWN AS WAVERLY STREET (80 FOOT RIGHT-OF-WAY), AS RECORDED UNDER VOL. 1, PG. 56, H.C.M.R., SAME MARKING THE COMMON CORNER OF SAID LOT 1, AND SAID A.C. ALLEN ADDITION, AND MARKING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, NORTH 85 DEGREES 25 MINUTES 52 SECONDS EAST, ALONG THE COMMON LINE OF SAID LOT 1, AND BROOKS STREET, FORMERLY KNOWN AS WAVERLY STREET, A DISTANCE OF 100.00 FEET TO A 5/8" IRON ROD FOUND (GRID COORDINATES X:3124302.90, Y:13647278.22) MARKING A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF WAVERLY STREET, SAME MARKING THE COMMON CORNER OF SAID LOT 1, AND A CALLED LOT 12 AND THE NORTHERLY 20' FEET OF LOT 11, CONVEYED TO MXI, INC., AS RECORDED UNDER H.C.C.F. NO. 5123833, SAME BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 24 DEGREES 34 MINUTES 08 SECONDS EAST, DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF BROOKS STREET, FORMERLY KNOWN AS WAVERLY STREET, ALONG THE COMMON LINE OF SAID LOTS 1, 2, 3, 10, 11, AND 12, A DISTANCE OF 150.00 FEET TO A 5/8" IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT IN THE NORTHWEST LINE OF A CALLED LOTS 7, 8, 9, AND THE SOUTH PORTION OF LOT 10, CONVEYED TO RONALD DAVID POWELL, JR., AS RECORDED UNDER H.C.C.F. NO. 4457702, THE COMMON CORNER OF SAID SOUTH 37.5 FEET OF LOT 3, AND A CALLED LOTS 4, 5, AND 6, CONVEYED TO 1510 GENTRY PROPERTIES, L.C., AS RECORDED UNDER H.C.C.F. NO. 5286335, SAME BEING SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE, SOUTH 85 DEGREES 25 MINUTES 52 SECONDS WEST, ALONG THE COMMON LINE OF SAID SOUTH 37.5 FEET OF LOT 3, AND SAID LOT 4, A DISTANCE OF 100.00 FEET, TO A 5/8" IRON ROD WITH CAP STAMPED "WINDROSE LAND SERVICES" SET MARKING A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF FULTON STREET, SAME MARKING THE COMMON CORNER OF SAID SOUTH 37.5 FEET OF LOT 3, AND SAID LOT 4, SAME BEING THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT FROM WHICH A FOUND 5/8" IRON ROD BEARS NORTH 24 DEGREES 34 MINUTES 08 SECONDS WEST, A DISTANCE OF 0.24 FEET;

THENCE, NORTH 24 DEGREES 34 MINUTES 08 SECONDS WEST, ALONG THE COMMON LINE OF FULTON STREET, AND LOTS 1, 2, AND 3, A DISTANCE OF 150.00 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.3444 ACRES OR 15,000 SQUARE FEET OF LAND, SHOWN ON THE SURVEY, JOB NO. 47739WC, FILED IN THE OFFICES OF WINDROSE LAND SERVICES, INC.

SURVEYOR'S CERTIFICATION

TO: CITY OF HOUSTON
FIRST AMERICAN TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THE ABOVE LISTED THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND AND WAS PERFORMED UNDER MY SUPERVISION, THAT THIS PLAT CORRECTLY REPRESENTS THE PROPERTY LEGALLY DESCRIBED HEREON, THAT THE FACTS FOUND AT THE TIME OF THIS SURVEY SHOW THE IMPROVEMENTS AND THAT THERE ARE NO VISIBLE ENCROACHMENTS APPARENT ON THE GROUND, EXCEPT AS SHOWN. THIS SURVEY SUBSTANTIALLY CONFORMS TO THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A, CONDITION II SURVEY, TO THE BEST OF MY KNOWLEDGE.

Mike Kurkowski
Registered Professional Land Surveyor
Texas Registration No. 5101



08/11/11
DATE

CITY OF HOUSTON PUBLIC WORKS AND ENGINEERING DEPARTMENT

APPROVAL: 08/25/11
DATE: 08/25/11
CHIEF SURVEYOR: [Signature]
RIGHT OF WAY SECTION

KEY MAP No. 493 H GIMS MAP No. 5458C

PARCEL NO. 5711-057

CIP NO.

GFS NO.

C.M. NO.

